



February 10, 2012

Lana J. Harris
Salon Esencia, LLC
335 St. Mary Street
Pleasanton, CA 94566

Dear Ms. Harris:

Re: Approval of P11-0977
Effective Date: February 27, 2012

The Planning Division has completed its design review procedure for your proposal to retain the existing building colors located at 335 St. Mary Street. Based on the information submitted, the Zoning Administrator has determined that the proposed building colors as conditioned below would be consistent with the Downtown Design Guidelines and would not be detrimental to the public health, safety, and general welfare. Therefore, design review approval is hereby granted, subject to the following conditions of approval:

1. The "Sahara Sun Lauren Ashley Exterior" trim color, shown on Exhibit B, dated "Received December 15, 2012," on file with the Planning Division is approved. Minor changes to the color may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibit.
2. The "Dark Green 3 Lauren Ashley Exterior" body color, shown on Exhibit B, dated "Received December 15, 2012," is not approved. The applicant and/or responsible party shall repaint the building a muted earhttone color within 30 days from the effective date of the approval (no later than March 28, 2012). Prior to repainting the building, the applicant shall submit a color sample to the Director of Community Development for review and approval.
3. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

This approval will become effective on February 27, 2012, unless appealed prior to that time. The Zoning Administrator's decision may be appealed to the Planning Commission by submitting an application for appeal with a letter stating the basis for the appeal, along with a fee in the amount of \$12.50, to the Planning Division at 200 Old Bernal Avenue, Pleasanton, prior to the expiration date of the appeal (February 27, 2012).

COMMUNITY DEVELOPMENT

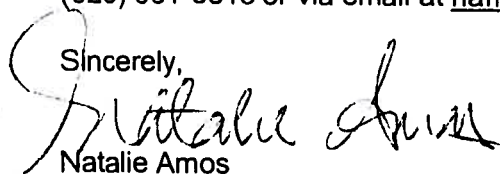
P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

Lana Harris
Project Address: 335 St. Mary Street
P11-0977 / Design Review
February 10, 2012

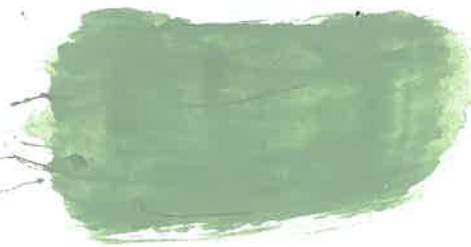
Should you have any questions concerning this approval, please feel free to contact me at (925) 931-5613 or via email at namos@cityofpleasantonca.gov.

Sincerely,



Natalie Amos
Associate Planner

C: Carl J. Graffenstatte, PO Box 1295, Eatonville, WA 98328
Walter Wickboldt, Senior Code Enforcement Officer



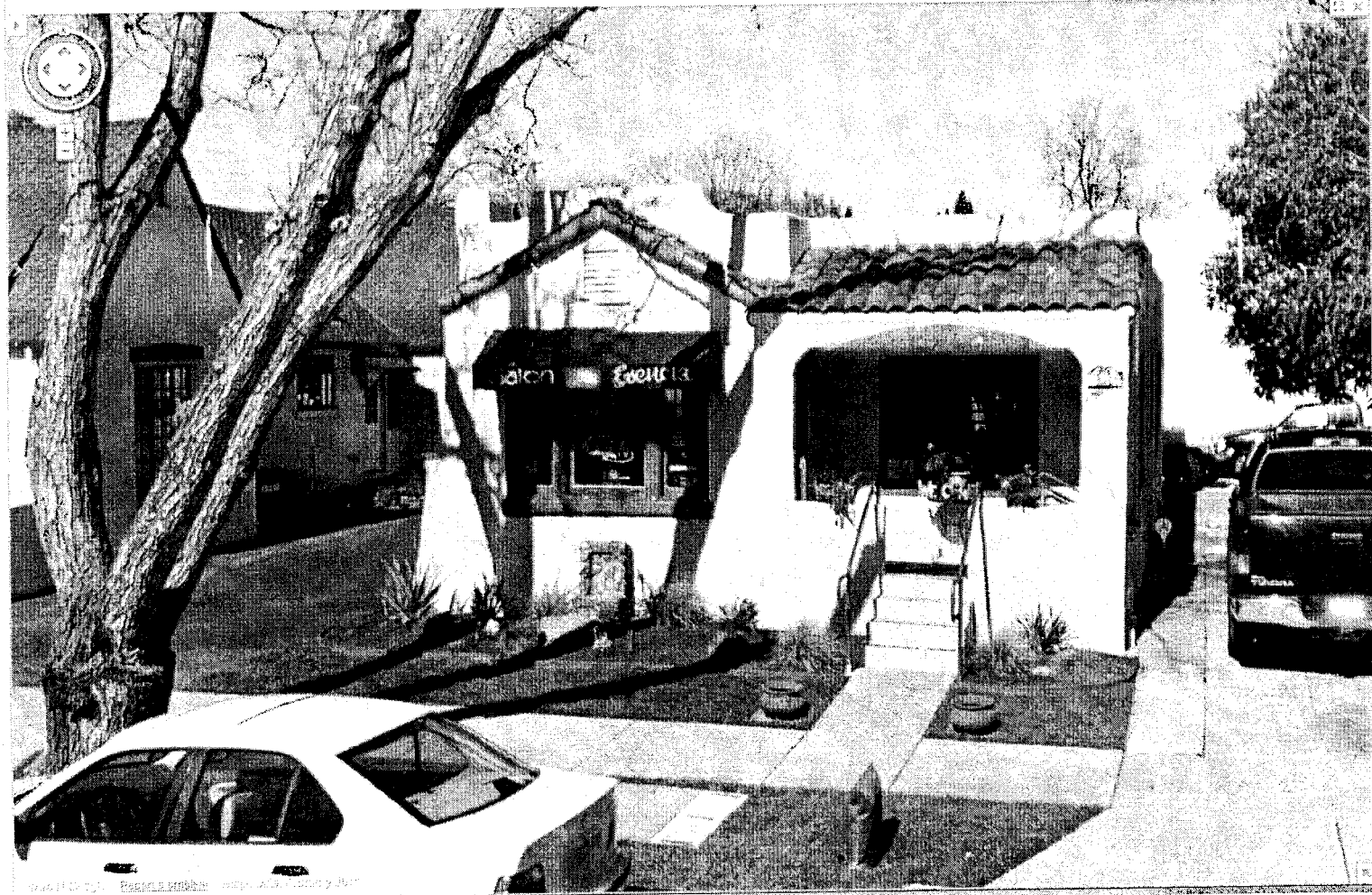
Dark Green 3
Lauren Ashley Exterior



Sahara Sun
Lauren Ashley Exterior

RECEIVED
DEC 15 2011
CITY OF PLEASANTON
PLANNING DIVISION
P11-0977(DR)
EXHIBIT B

Google 335 Saint Mary Street, Pleasanton, CA



LAW OFFICES OF
HARRIS, ROSALES & HARRIS

KEVIN HARRIS
Attorney at Law

BRIAN ROSALES
Attorney at Law

SCOTT M. HARRIS
Attorney at Law

02/24/12

APPEAL OF
P11-0977
RECEIVED

FEB 24 2012

CITY OF PLEASANTON
PLANNING DIVISION

Planning Commission
200 Old Bernal Ave.,
Pleasanton, CA. 94566

RE: Appeal of Case # P11-0977

To Whom It May Concern:

I am in receipt of your letter, dated 02/10/12, addressed to my wife Lana Harris, which amongst other things, states the Salon must be repainted to a color that is acceptable to the City. Additionally, the letter states the Zoning Administrator's decision may be appealed to the Planning Commission by submitting an application for appeal with a letter stating the basis for the appeal, no later than 02/27/12. Please accept this letter as our formal intent to appeal the Zoning Administrator's decision. We feel the color of the Salon is a reasonable color which falls within the spectrum of "muted earth-tone" colors. Additionally, we feel the color of the Salon is a reasonable compliment to the overall character of downtown Pleasanton.

Enclosed herein is a completed "Application For Development Review" and a check in the amount of \$12.50 to cover the processing fee.

If you need any additional information please feel free to contact Lana or myself.

Sincerely,



Scott M. Harris

Natalie Amos

From: Andrew
Sent: Monday, April 16, 2012 9:47 AM
To: Natalie Amos
Subject: P11-0977

Dear Ms. Amos,

We have lived downtown, within 2 blocks of Salon , for over 32 years.

I wish to express support for Salon Esencia's external paint color and decoration although I neither know anyone there nor have any association with the Salon.

I think the colors and decor are in good taste, bring a subtle splash of pleasant lightness to the neighborhood and provide some needed cultural diversity.

I believe over regulation and conformity make for a very dry, boring environment and community. The city has invested in public art to make the downtown more interesting; I believe the landscaping and outside decoration of Salon Esencia is a very acceptable form of public art.

Although I do not object to it either, the color scheme on Cupid's Tooth on Rose Ave. is much more garish.

Please allow Salon Esencia to maintain their very pleasant outside design.

Thank you,
Andrew Shaper

Sent from my iPad

Click

<https://www.mailcontrol.com/sr/tHgf!0v3W0LTndxI!oX7UlnwUb8+3gKcGmwjDxzUSYWYjKwxpPGOGP5hzRTsX9W1tFTF9KUHCPA28mHCioHNDQ==> to report this email as spam.

Natalie Amos

From: Noel Anger
Sent: Monday, April 16, 2012 1:59 PM
To: Natalie Amos
Subject: P11-0977, Salon Esencia

We have lived at 541 St. Mary Street for 47 years and frequently walk down St. Mary Street to Main Street. We have NO problem with the existing green color of the building located at 335 St. Mary Street.

Noel and Don Anger

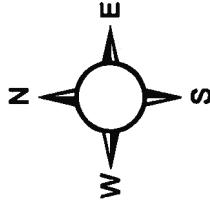
Click [here](#) to report this email as spam.

P11-0977

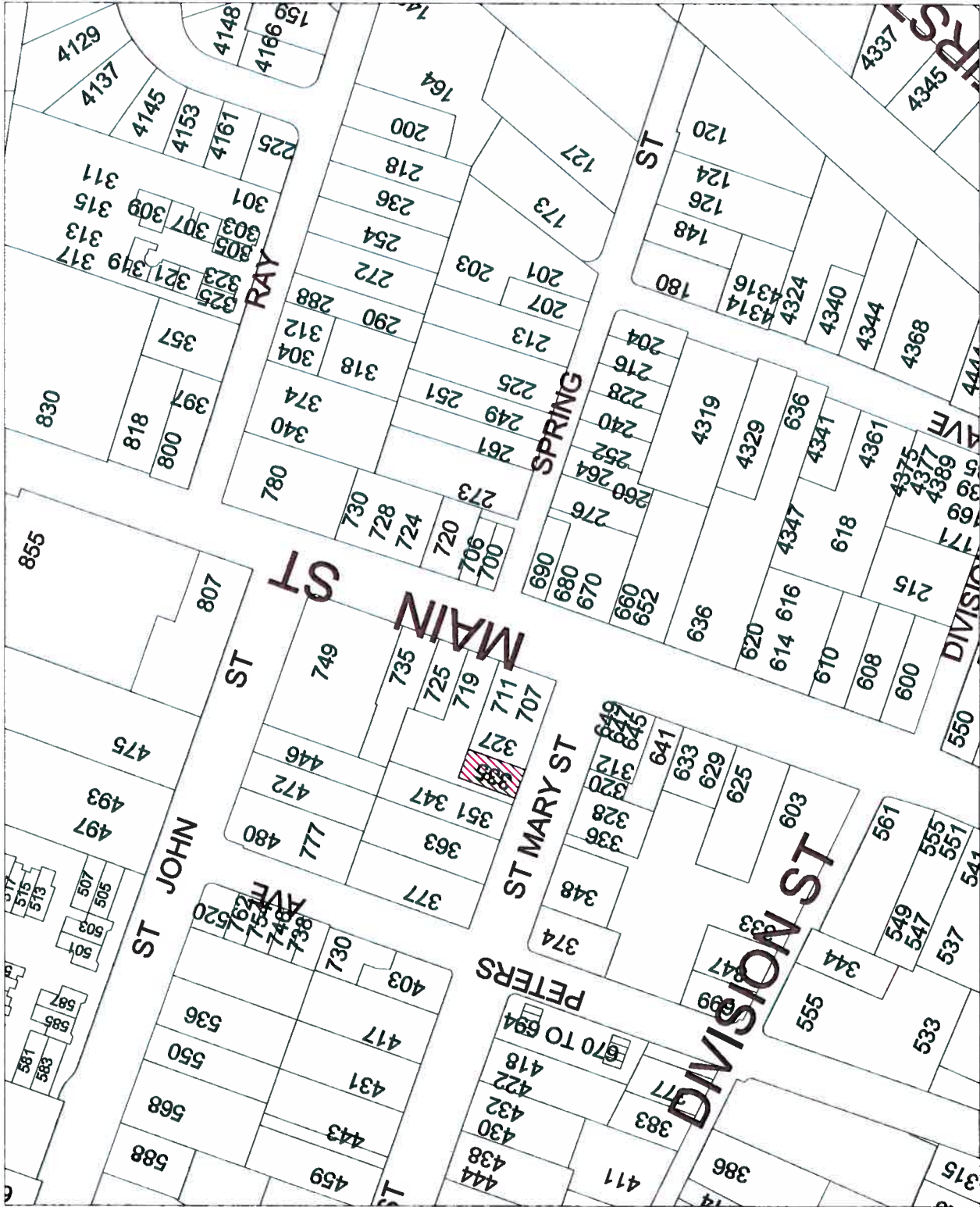
City of Pleasanton

GIS

Department



Printed 4/12/2012

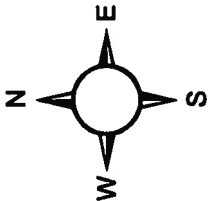


P11-0977

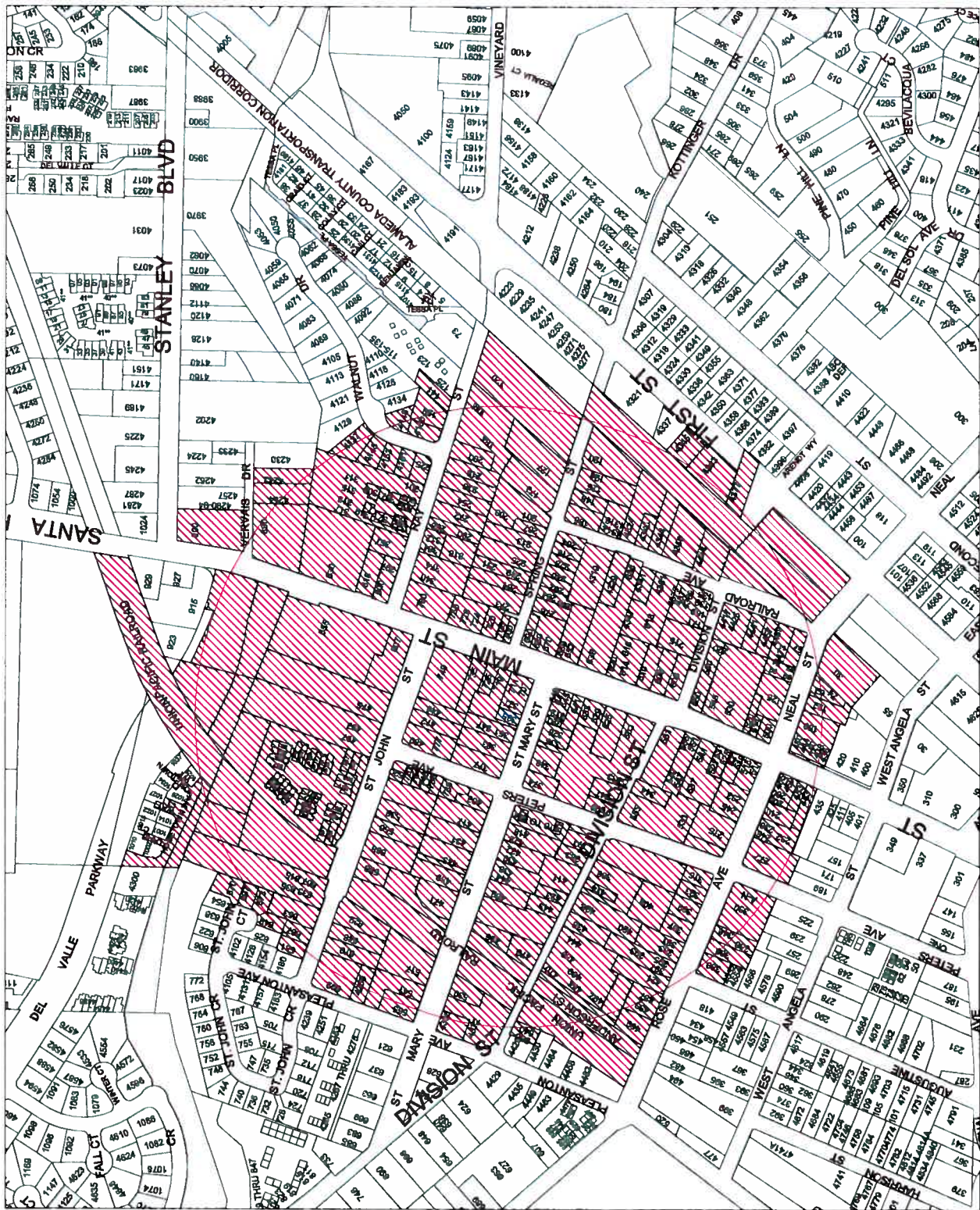
City of Pleasanton

GIS

Department



Printed 4/12/2012



Natalie Amos

From: Laura Olson [director@pleasantondowntown.net]
Sent: Thursday, January 05, 2012 10:17 AM
To: Natalie Amos
Cc: 'Mike Peel'
Subject: RE: 335 St. Mary St. - color change

Hi Natalie,

The consensus of the group is to not approve the color change for Salon Esencia. The Design Committee members feel that the colors selected are not in line with the downtown design guidelines. Additionally, they do not want to set a precedent that businesses should act first and ask for permission later.

Thank you for allowing our input.

Best,
Laura

Laura Olson
Executive Director
Pleasanton Downtown Association
925.484.2199 ext. 4
Fax: 925.484.3064
Website: www.pleasantondowntown.net
Twitter: www.twitter.com/ptown_dtown
Facebook: www.facebook.com/pleasantondowntownassociation



From: Natalie Amos [mailto:namos@ci.pleasanton.ca.us]
Sent: Thursday, December 22, 2011 11:16 AM
To: 'laura@pleasantondowntown.net'
Subject: 335 St. Mary St. - color change

Hi Laura,

Please find attached Salon Esencia's request to retain the façade color change of their building. Please let me know if you need any other information.

Kindest regards and Happy Holidays!
Natalie

Natalie Amos | Associate Planner

CITY OF PLEASANTON
Community Development Department
Planning Division
P.O. Box 520 / 200 Old Bernal Avenue